

Sugar City Planning & Zoning Meeting

September 3, 2020

Commissioners in Attendance: Dave Thompson, Christine Lines, Paul Jeppson

Others in Attendance: Chase Hendricks (City Attorney), Quinton Owens (P&Z Administrator), Bruce Shirley, Sam Butikofer

Meeting was called to order at 7:25

Prayer given by: Commissioner Lines

Pledge of Allegiance

Message from Commissioner Justin Merrill: Text message from Commissioner Merrill was received and read stating his resignation from the Planning and Zoning Commission.

With this resignation the commission consists of five members and was then allowed three members present to have quorum and proceed with the P&Z meeting.

Motion made by: Commissioner Lines to amend order of agenda to first discuss area of impact.

Seconded by: Commissioner Jeppson

Motion unanimously passed.

Discussion of potential Salem impact area:

Comments from Salem resident stated people in the Salem area would like to propose a cooperative agreement with Sugar City to be able to define the possible impact area north and west of Highway 20. They are interested in creating a sub-committee to Sugar City from Salem residents in the impact area for the purpose of having some representation on decisions affecting the impact area. The residents want to remain autonomous from both Rexburg and Sugar City but would prefer to create an agreement with Sugar City for development in the Salem area. Salem could have representation on the P&Z Commission if added to the impact area. The commissioners commended these Salem residents for their research and efforts so far.

Discussion of Comprehensive Plan Survey: (8:48) Add question asking if citizens feel it is important to follow the code as written or are there areas of City Code they would like relaxed, strengthened or amended with an added blank line to add information. Include a request for opinion on apartment or room rentals within homes, short or long term. It was full consensus that question number four regarding household income should be deleted. The survey should also request of citizens what growth would be useful to make Sugar City more independent where services are concerned.

Report on Design Review from Commissioner Jeppson: (9:08) Sun Glo addition was reviewed to the extent of approving foundation only and rest of design elements have yet to be approved. All items should be addressed before meeting including any related permits or approvals from other agencies. Justin Maupin wants to add more storage units on his lot in the impact area. He has

verbally agreed to add some landscaping but has not submitted plans yet. The issue of paving requirement needs to be resolved with multiple storage units in progress and proposed, so that P and Z and Design Review requirements remain consistent for each applicant. A building in the business park (applicant Paul Jensen) was believed to be approved in May 2018, but required conditions were never submitted. It also never went before City Council for final approval. Two years later the plans now are subject to a new review as allowed by City Code. Quinton Owens agreed that according to meeting minutes it was never approved at council and as per City Code the city may require another review. Projects in the business park should begin with the review committee for the business park first.

Frito Lay building site plan is also needed immediately for review by the business park review committee. A meeting can be scheduled as soon as the site plan is submitted.

Everyone needs to review SCC 9-3-10 on objectionable conditions which would include excessive unpleasant odors. Any continual safety hazards in the city might also be reviewed as objectionable conditions.

Building Report: (9:38) About 4 to 5 homes are in progress. The next phase of Silverwood apartments is underway with internal changes for fire wall provisions of the IBC which will exempt them from sprinkler systems per state statute. It was noted that landscaping has not been completed on the first phase as approved. The fence also should have already been installed. Top Notch Jerky has had drywall inspection. The junior high is pouring slabs and erecting walls. A trailer in the mobile home park off 3rd South had a roof built over the top of the mobile home but is on hold because of structural issues.

It has been requested of P&Z to consider allowing billboards. Possible regulations have been submitted as suggestions. Commissioner Lines helped update the sign ordinance in city code which included a lot of research to get it the way it is.

Chairman report: (9:57) A potential buyer was looking at property on the west side of Highway 20 and wanted to know if the R3 zone would remain or will the city be changing the zone. They asked if we are aware that we have more acreage in R-3 than R-1 and R-2. They may have meant density comparison by number of doors rather than acreage. The commission will need to keep that question in mind.

The county GIS department gave a presentation at City Council meeting on available tools in their map viewing webpage. Several of those were shared with the commission.

It is important for everything required for review on a project be completed before approving the project to begin. We should be careful to require what is in the code and what can be legally required, otherwise it opens the city up for potential lawsuits. The city engineer is also necessary and needs to be able to express concerns.

Motion made by: Commissioner Jeppson to adjourn the meeting

Seconded by: Commissioner Lines

Voting in favor: Unanimous

10:12 pm Meeting adjourned